



Coombe Rise, Shenfield

Coombe Rise

Shenfield

£1,895,000

Located in one of the most desirable roads in 'Old Shenfield', this charming five-bedroom detached family home is believed to date back to the mid-1930s, boasting numerous original character features that have been preserved by the current owners. Recent updates include a recently retiled roof and replacement timber-framed windows by the renowned Burgess Group from Suffolk. Upon entering the property, you are greeted by a cloakroom and a beautifully crafted herringbone woodblock floor that flows through the reception areas. The spacious front-to-rear living room features an attractive fireplace and ultra-thin framed sliding glazed doors overlooking the garden. The dining room has a charming bay window that also overlooks the garden and adjoins a modern fitted kitchen/breakfast room. A glazed partition with a door separates the family room area and from the kitchen there is access to a well-sized utility room. On the first floor a spacious master bedroom provides a well-appointed en-suite bathroom, complete with a separate shower.



Additionally, there are three more bedrooms that share a family bathroom and a further bedroom/study can be found on the second floor. Set within a generous 0.32-acre plot (subject to land survey), the property features beautifully landscaped gardens that enjoy a desirable southerly aspect and privacy from established shrubs and trees with a vegetable garden area at the rear. Conveniently located, the property is within easy reach of Brentwood School and St Mary's (subject to acceptance). The shops and amenities of Shenfield Broadway are also close at hand, along with Shenfield mainline station that offers an excellent fast and frequent service to London, including the Elizabeth Line providing connections to the West End and Heathrow Airport. No onward chain. EPC D.

Entrance Hall

Cloakroom/Shower

Living Room 22' 5" x 12' 6" (6.83m x 3.81m)

Dining Room 13' 11" x 10' 10" (4.24m x 3.30m)

Family Room 16' 11" into door recess x 10' 2" (5.15m x 3.10m)

Kitchen/Breakfast Room 20' 2" into door recess x 13' 7" (6.14m x 4.14m)

Utility Room 9' 0" x 5' 7" (2.74m x 1.70m)

Garage 17' 3" x 11' 4" (5.25m x 3.45m)

First Floor Landing

Master Bedroom 22' 8" x 19' 0" max (6.90m x 5.79m)

En-suite Bathroom

Bedroom Two 15' 5" x 12' 6" to rear of wardrobe (4.70m x 3.81m)

Bedroom Three 11' 6" x 11' 3" max. (3.50m x 3.43m)

Bedroom Four 12' 6" x 6' 3" (3.81m x 1.90m)

Family Bathroom 8' 10" x 6' 7" (2.69m x 2.01m)

Second Floor Bedroom/Study 22' 6" x 13' 11" max into dormer















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		
	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band G

148 Hutton Road
Shenfield

Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



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